

FOR SALE/LEASE

6877 S Kings Ranch Rd

GOLD CANYON, AZ

\$1,180,000 | 7.5% CAP SUITE 7 \$16.50 NNN LEASE RATE

*CAP rate needs verification



±10K TOTAL BUILDING
SQUARE FEET

US 60 EASY
ACCESS



ZONING
CB-1

1999 YEAR
BUILT



MULTI-TENANT
OFFICE BUILDING

Exclusive Contacts:

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 03 13 20



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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PROPERTY OVERVIEW

Building SF:	Total SF - ±10,058 SF
Price:	\$1,180,000
Parcel:	104-12-020A
Type:	Multi-Tenant Office Building
Year Built:	1999
Zoning:	CB-1
Percent Leased:	80%
Parking Ratio:	5/1,000
CAP Rate:	7.5%

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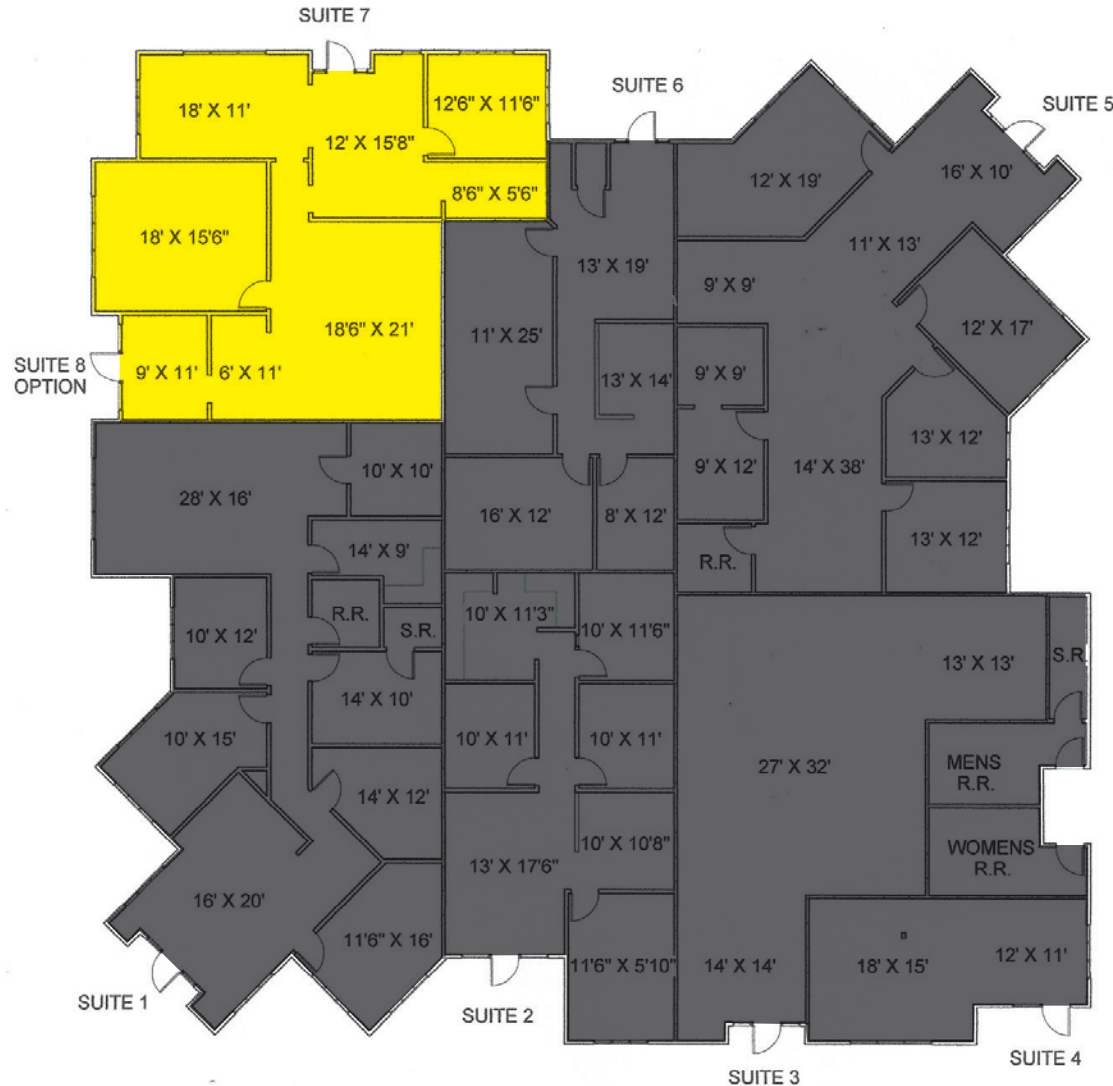
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AVAILABLE FOR LEASE

Suite Number	Lease Rate	Square Feet
7	\$16.50 NNN	±1,577

Space Amenities

- Reception (1)
- Offices (5)
- Break Rooms (1)
- Restrooms (1)



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